067.A	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	703,200	/	703,200
USE VALUE:	703,200	/	703,200
ASSESSED:	703,200	/	703,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILSON TIMOTHY D--ETAL
Owner 2:	WALSH PATRICIA C
Owner 3:	
Street 1:	14 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,697 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Clapboard Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10697.000	210,500		492,700	703,200
Total Card	0.246	210,500		492,700	703,200
Total Parcel	0.246	210,500		492,700	703,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.47 | /Parcel: 448.4

Legal Description

User Acct 128427

GIS Ref

GIS Ref

Insp Date 11/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,500	0	10,697.	492,700	703,200	703,200	Year End Roll	12/18/2019
2019	101	FV	164,200	0	10,697.	499,700	663,900	663,900	Year End Roll	1/3/2019
2018	101	FV	164,200	0	10,697.	373,000	537,200	537,200	Year End Roll	12/20/2017
2017	101	FV	164,200	0	10,697.	337,900	502,100	502,100	Year End Roll	1/3/2017
2016	101	FV	164,200	0	10,697.	323,800	488,000	488,000	Year End	1/4/2016
2015	101	FV	163,400	0	10,697.	274,500	437,900	437,900	Year End Roll	12/11/2014
2014	101	FV	163,400	0	10,697.	260,400	423,800	423,800	Year End Roll	12/16/2013
2013	101	FV	163,400	0	10,697.	247,800	411,200	411,200		12/13/2012

!5772!

PRINT

Date	Time
12/10/20	20:36:51

LAST REV

Date	Time
04/29/19	11:30:36

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5772

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT JEFFREY	23478-114		7/29/1993		155,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2008	513	Manual	6,000	C		G9	GR FY09	repair rear founda
2/2/2008	100	Addition	20,000	C		G9	GR FY09	2ND FLR OVR LFT EN

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Measured	197	PATRIOT
1/10/2009	Meas/Inspect	336	PATRIOT
11/10/2008	Permit Visit	BR	B Rossignol
2/12/2000	Inspected	197	PATRIOT
12/20/1999	Mailer Sent		
12/17/1999	Measured	276	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128427
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10697		Sq. Ft.	Site		0	70.	0.66	5			Topo	-5					492,703						492,700	

Total AC/HA:	0.24557	Total SF/SM:	10697	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	492,703	Spl Credit		Total:	492,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.31964278
Const Adj.:	0.98833001
Adj $ / SQ:	123.903
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	258545
Depreciation:	48089
Depreciated Total:	210456

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

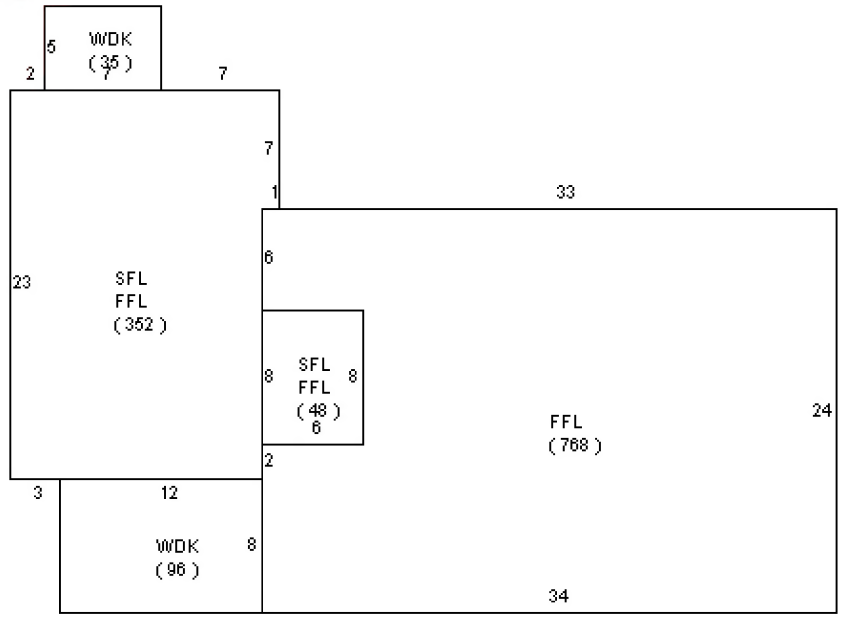
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	123.90
Special Features:	0	Val/Su Net:	123.90
Final Total:	210500	Val/Su SzAd	134.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,168	123.900	144,719
SFL	Second Floor	400	123.900	49,561
WDK	Deck	131	13.470	1,765

Net Sketched Area:	1,699			Total:	196,045
Size Ad	1568	Gross Are	1699	FinArea	1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	2	8X10	A	AV	2008	0.00	T	8.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	